



GRASSROOTS
REALTY GROUP

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707A 33 Street NW
Calgary, Alberta

MLS # A2345283



\$1,499,900

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,601 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: AC roughed in, gas & electric line to garage roughed in

Located on a quiet street in the established community of Parkdale, this stunning new build by Resovia Homes offers 3+1 bedrooms and over 3,500 sq ft of beautifully curated living space. The main level features hardwood floors, lofty ceilings, and an abundance of natural light. A front dining area provides generous space for hosting, complemented by a convenient butler's pantry that connects seamlessly to the chef's kitchen—finished with contrasting white and dark countertops, an island with eating bar, extensive cabinetry, and a high end appliance package. The adjacent living room is anchored by a striking floor to ceiling feature fireplace with built ins. A mudroom and stylish 2 piece powder room complete the main level. The second level hosts three well appointed bedrooms, a 4 piece bath, and a laundry room with sink and storage. The primary retreat showcases a custom feature wall, walk in closet, and a secluded 5 piece ensuite with dual sinks, a relaxing freestanding soaker tub, and a separate shower. Ascend to the third level to discover a spacious flex room with a private balcony and a 2 piece powder room—an ideal setting for a home office, studio or lounge. The flex room has roughed-in plumbing and electrical for a wet bar, including a plug-in for a bar fridge and wiring for 2 recessed lights above the bar. The fully developed basement, with roughed in in floor heat, expands the living space with a large recreation/media room and wet bar, a fourth bedroom, and a 4 piece bath. Other notable features are roughed in air conditioning and roughed in gas and electrical to the garage. Outside, enjoy a sunny west backyard with a patio and access to the double detached garage. This prime Parkdale location is just blocks from scenic Bow River pathways and close to Edworthy Park, schools, shopping, the Foothills and Children's Hospitals,

public transit, and major routes including Crowchild Trail and 16th Avenue.